

ZONING AND ADJUSTMENT BOARD

January 2, 2007

The Zoning and Adjustment Board of Sumter County, Florida, convened on Tuesday, January 2, 2007 at 6:30 pm with the following members present: Larry Story – Chairman, Marge Thies, Ron Berry, Frank Topping, Frank Szczepanski, Dossie Singleton, and Richard Cole.

Evan Merritt, Todd Brown, Rusty Mask, and Bailey Cassels were absent.

Lee Hawkins - Zoning and Adjustment Board Attorney, Alysia Akins - Acting Secretary, and Brad Cornelius - Planning Manager, were present.

Chairman Larry Story called the meeting to order and Mr. Berry led the pledge of allegiance and prayer.

Mr. Story presented the proof of publication.

Mr. Cole made a motion to approve the minutes from the December 4, 2006 meeting. Mr. Szczepanski seconded the motion and the motion carried.

T2006-0046

Land Associates VI, LLC

Mr. Cole made a motion to remove this application from the table. Mr. Berry seconded the motion and the motion carried.

Leonard Northrup, representative, was present and requested a Temporary Use Permit for two (2) years to allow a mobile home as a temporary real estate sales office for the purpose of parcel sales in a recently platted subdivision. There were twelve (12) notices sent. Of the twelve (12) notices sent, one (1) was returned in favor, and one (1) was returned in objection. Mr. Cornelius read the letter of objection into the record. There were no objections from the audience. Mr. Northrup informed the Board the sales trailer would be a 36' x 60' modular triple wide. Mr. Northrup also informed the Board access to the parking lot would be from an interior road with a gated entrance off of C-475.

Mr. Topping made a motion to approve the request for a Temporary Use Permit for two (2) years to allow a mobile home as a temporary real estate sales office for the purpose of parcel sales in a recently platted subdivision. Mr. Cole seconded the motion and the motion carried.

S2007-0001

New Life Center Ministries Church

Kenneth Barrett, H & B Consulting Engineers, Inc., was present and requested a medium development Special Use Permit for a church educational facility adjacent to an existing church. There were nine (9) notices sent. Of the nine (9) notices sent, two (2) were returned in favor, and none were returned in objection. There were no objections from the audience. Mr. Cornelius informed the Board the applicant is aware a portion of the property is in a flood zone. Mr. Cornelius announced all Development Review Committee comments were addressed on the revised plans that were included in the Board's agenda. The Board was informed the adjacent property is a separate parcel that currently has a Special Use Permit allowing the church; therefore, an additional Special Use Permit is needed to allow the educational building.

Mr. Topping made a motion to approve the request for a medium development Special Use Permit for a church educational facility adjacent to an existing church. Mr. Cole seconded the motion and the motion carried.

S2007-0002

Bernadine Bartz

Bret Hamilton, representative, was present and requested a minor Special Use Permit for a 6 COP quota license to permit sales of liquor/beer/wine for a proposed bar. Mr. Cornelius announced staff recommends this case be tabled until January 16, 2007 to allow the applicant to submit an authorization letter from the property owner and obtain building permits to address outstanding code issues. Mr. Cornelius informed the Board there is a current code case on the property due to work being done without required building permits; therefore, the applicant will need to obtain all necessary building permits to address the outstanding code issues. Mr. Cornelius stated the applicant is currently working with the building department to rectify the building and code issues. Mr. Cornelius also stated the certificate of occupancy and state liquor license will need to be issued prior to the bar being in operation.

Mr. Cole made a motion to table this case until January 16, 2007 as recommended by staff. Mr. Szczepanski seconded the motion and the motion carried.

V2007-0001

Sunshine Village Community MH and RV Community, LLC

Bonnie and Francis Conro, park managers, were present and requested a variance to reduce the 20' required setback to a 10' setback for lots along the interior roads located within the park. There were fifteen (15) notices sent. Of the fifteen (15) notices sent, one (1) was returned in objection, and none were returned in favor. There were no objections from the audience. Mr. Cornelius read the letter of objection into the record. Mrs. Conro submitted packets of information explaining the need for the variance request. Mrs. Conro explained the interior roads were privately maintained and the lots were rented/leased. Mr. Cornelius explained the current setbacks were 20' from roads and 7.5' from side and rear property lines. Primary/secondary roads and lot widths/depths were discussed. Mrs. Conro stated there were currently 64 total lots: 36 of them are vacant and 16 of those 36 need the variance for the requested setbacks. Mr. Cornelius announced staff recommends the corner lots only be considered for the setback variance, which consists of 8 lots. Established standard setback lines for Mobile Home and RV parks located in Sumter County were discussed. The Board discussed combining adjoining lots in order to meet setbacks. The Board expressed their wishes to be consistent with setbacks in the park. It was determined a 15' setback would be acceptable by the Board and applicant.

Mr. Topping made a motion to approve the variance request for a 15' setback for interior roads on all lots. Mr. Cole seconded the motion and the motion carried.

V2007-0002

Gyorgy and Hilda Pecsenska

Gyorgy, Lajos, and Mark Pecsenska, were present and requested a variance to allow three (3) steel containers for storage of hazardous materials and fertilizer. There were five (5) notices sent. Of the five (5) notices sent, none were returned in favor or in objection. There were no objections from the audience. Mr. Pecsenska explained the containers would be used to store raw materials for the fertilizer facility. Sumter County's ordinance addressing storage containers and its proposed intent were discussed. Mr. Cornelius informed the Board the variance request does not meet the Code's requirements for the issuance of a variance. Mr. Pecsenska explained the storage containers would only be temporary, although they do provide better security, and storage buildings would be constructed in the future. Mr. Cole inquired about a temporary Special Use Permit to allow the containers. Mr. Pecsenska explained the containers are already on-site sitting on blocks, which is allowed while the property is under construction. The Board expressed their wishes to have the applicant research other counties development codes that allow these types of storage containers and submit copies of their development codes for review.

Mr. Cole made a motion to table the variance request until February 5, 2007 to allow the applicant time to submit other counties' codes addressing storage containers. Mr. Szczepanski seconded the motion and the motion carried.

Public Forum-

Mr. Cornelius presented the Board with information from Hernando County regarding water issues focusing on water conservation measures. The material is to be reviewed and then discussed at the January 16, 2007 meeting.

Mr. Topping made a motion to adjourn the meeting at 7:45 pm. Mr. Cole seconded the motion and the motion carried.

Larry Story, Chairman
Zoning and Adjustment Board